

SITE PLAN REVIEW AGENDA

Tuesday, July 11, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Project scheduled for 7-20-2017 ZBA to appeal Manager's decision re: definition of street

File #: SP-13-16-17
Address: [185-205 Scio Street](#), 143-147 Delavan Street
Description: Construct a 4 story, 35,000 square foot, multifamily dwelling with 33 residential units, a 28 space surface parking lot, and outdoor recreation space.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Waiting for fire access information from applicant. Site Plan approval

pending.

File #: **SP-23-16-17**
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan preliminary findings sent 5-19-2017. Special Permit application for outdoor storage required.

File #: **SP-16-16-17**
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 6-22-2017. Site Plan approval pending.

File #: **SP-37-16-17**
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: C-2 and M-1
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-32-16-17**
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-31-16-17
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights
Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: SP-30-16-17
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and

pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for revised drawings from applicant

File #: **SP-38-15-16**
Address: [359](#), 365, 371 and 377 Whitney Street
Zoning District: M-1
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for applicant to submit resubdivision application. Site Plan Approval pending

File #: **SP-07-16-17**
Address: [360 Alexander Street](#)
Zoning District: R-2
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Waiting for revised drawings from applicant

File #: **SP-10-16-17**
Address: [87 Kenilworth Terrace](#)

Zoning District: C-2
Description: Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914,
Notes: Site Plan Approval issued 6-16-2017

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
Description: To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)
Zoning District: M-1, C-2
Description: Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.
Contact Person: Jason Haremza, 585-428-7761, jason.haremza@cityofrochester.gov
Notes: Waiting for revised drawings from applicant

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None